

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Pool cannot be located in rear yard without extensive retaining walls due to existing topography.
2. If pool were to be located in rear yard, this would result in the removal of existing trees and shrubs at a financial loss to the owners.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Edward Galloway
Name
5617 Balto National Pike 744-5757
Address Balto 21228 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2 day of March, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of April, 1982, at 10:15 o'clock a.m.

[Signature]
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of Hickory Thicket Pl.,
150.80' NE of Hollow Spring La.,
11th District : OF BALTIMORE COUNTY

JAMES ANDERSON, JR., et ux, : Case No. 82-231-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hesling, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

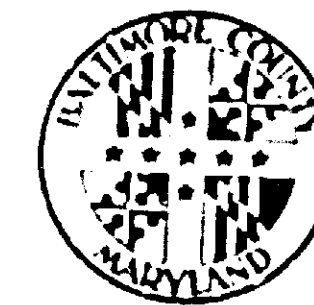
I HEREBY CERTIFY that on this 24th day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. James Anderson, Jr., 8615 Hickory Thicket Place, Perry Hall, Maryland 21235, Petitioners; and Mr. Edward Galloway, 5617 Baltimore National Pike, Baltimore, Maryland 21228, who requested notification.

John W. Hesling, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 20, 1982

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Edward Galloway
5617 Baltimore National Pike
Baltimore, Maryland 21228

MEMBERS
Bureau of Engineering
Bureau of Planning
Bureau of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Public Planning
Public Works Department
Bureau of Education
Social Administration
Industrial Development

Item No. 155
Petitioner - James & Deborah Anderson, Jr.
Variance Petition

Dear Mr. Galloway:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

Enclosure

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: _____ Date: _____
FROM: _____
SUBJECT: _____

ITEM NO. 154 See Comment
ITEM NO. 155 Standard Comment
ITEM NO. 156 See Comment
ITEM NO. 157 See Comment
ITEM NO. 158 See Comments
ITEM NO. 159 See Comment
ITEM NO. 160 Standard Comment
ITEM NO. 161 See Comments
ITEM NO. 162 Standard Comment
ITEM NO. 163 See Comment
ITEM NO. 164 See Comment - Revised

[Signature]
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: _____
FROM: _____
SUBJECT: _____

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #155 - James & Deborah M. Anderson, Jr.
- Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Cannoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Cox
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Franz
- Item #170 - Erwin V. & Frieda Heinrich
- Item #175 - John Shavers
- Item #177 - Agnes A. Stem
- Item #180 - Howard M. Grossfeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Oliver B. & Jean J. Dearden

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJJ/eth

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
March 29, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #155 (1981-1982)
Property Owner: James & Deborah M. Anderson, Jr.
N/ES Hickory Thicket Place, 150.80' N/ES of centerline
of Hollow Spring Lane
Acres: 50/145.79 X 106.75/108.18
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 155 (1981-1982).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

FAM:EAM:PMR:ss

CL: Jack Wimbley

M-W Key Sheet 34 & 35 NE 75 Pos. Sheets
NE 9 Topo 72 Tax Map

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting (F) March 2, 1982

RE: Item No: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of May, 1982, that the ~~herein~~ Petition for Variance(s) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-231-A
Date: March 31, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG: JCH:mc



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

March 25, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #155, Zoning Advisory Committee Meeting, March 2, 1982, are as follows:

Property Owner: James and Deborah M. Anderson, Jr.
Location: NE/S Hickory Thicket Place 150.80' N/E of centerline of Hollow Spring Lane
Acres: 50/145.79 X 106.75/108.18
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

4/17
82-231-A

May 6, 1982

Mr. Edward Galloway
5617 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Variance
NE/S of Hickory Thicket Place,
150.8' NE of Hollow Spring Lane -
11th Election District
James Anderson, Jr., et ux -
Petitioners
NC. 82-231-A (Item No. 155)

Dear Mr. Galloway:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: Mr. & Mrs. James Anderson, Jr.
8615 Hickory Thicket Place
Perry Hall, Maryland 21236

John W. Hessian, III, Esquire
People's Counsel

James & Deborah M. Anderson
c/o Edward Galloway
5617 Baltimore National Pike
Baltimore, Maryland 21228

March 10, 1982

NOTICE OF HEARING

RE: Petition for Variance
NE/S Hickory Thicket Place 150.8'
N/S of Hollow Spring Lane
Case #82-231 A

TIME: 10:15 A.M.

DATE: Tuesday, April 27, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 10, 1982

Mr. Edward Galloway
5617 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Variance
NE/S Hickory Thicket Place, 150.80' NE
of Hollow Spring Lane - 11th District
James Anderson, Jr., et ux - Petitioners
NC. 82-231-A (Item No. 155)

Dear Mr. Galloway:

This is to advise you that \$51.73 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 107618

DATE: 4/23/82 ACCOUNT: 01-662

AMOUNT: \$51.73

RECEIVED FROM: Maryland Trusts, Inc. c/o Robt. W. Hunt
FOR: Advertising & Posting Case #82-231-A
(James Anderson, Jr., et ux)

107618 51.73

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

11th DISTRICT

REASON: Petition for Variance
LOCATION: Northeast side of Hickory Thicket Place, 150.80 ft. Northeast of Hollow Spring Lane
DATE & TIME: Tuesday, April 27, 1982 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 100.1 - Location of accessory structure

All that parcel of land in the Eleventh District of Baltimore County

DESCRIPTION

Beginning at a point on the northeast side of Hickory Thicket Place, 150.80' northeast of the junctions of Hollow Spring Lane and Hickory Thicket Place, being known as Lot #18, Section #1, Block "B", as found on the plat of "Silvergate South" in the Eleventh Election District of Baltimore County, Plat of Southgate South, as found in Book 39, Folio 86 of Baltimore County (B.E.K., Jr.). Also known as 8615 Hickory Thicket Place.

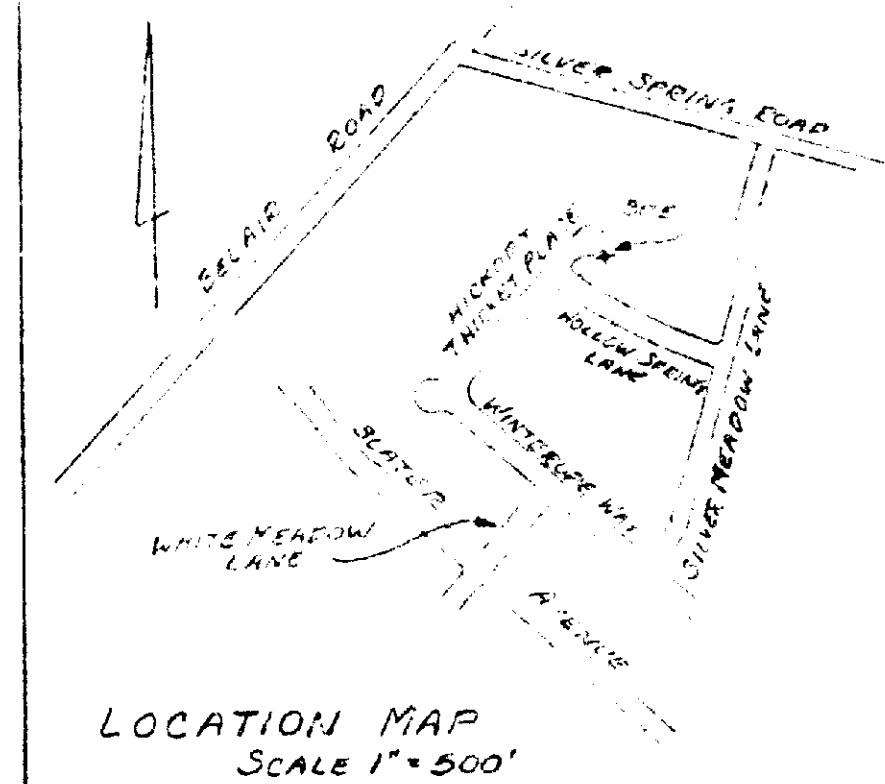
Being the property of James Anderson, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 27, 1982, at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

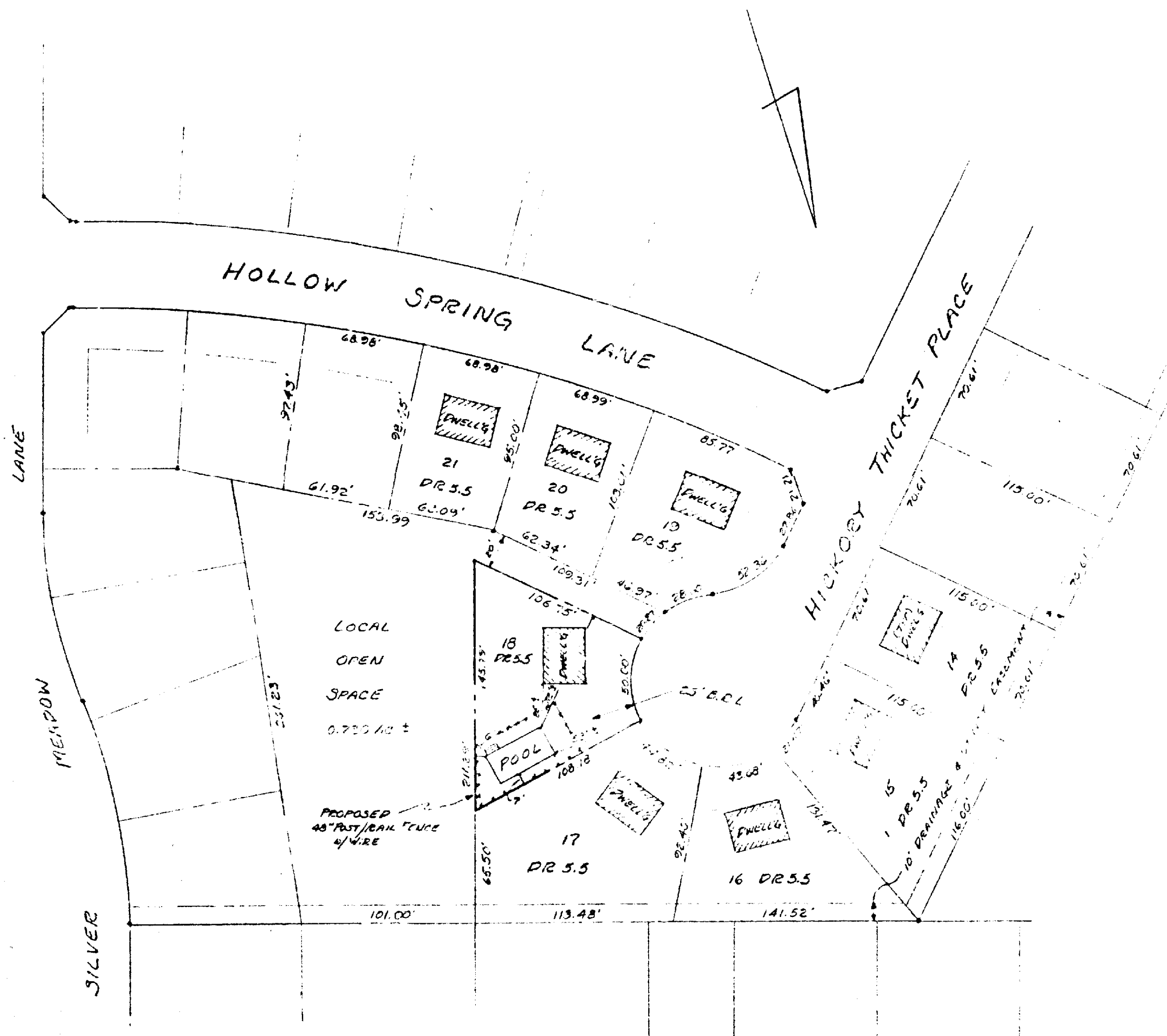
VARIANCE PLAT FOR ACCESSORY STRUCTURE

- SWIMMING POOL -



DIRECTIONS:

BELTWAY 695 TO EXIT 32-NORTH-BELAIR RD
3 MILES TO SILVER SPRING RD-RIGHT ONE BLOCK
TO SILVER MEADOW-RIGHT TO HOLLOW SPRING
RIGHT TO HICKORY THICKET-RIGHT TO SITE ON RIGHT.



SCALE 1"=50'

ZONED DR 5.5

ELECTION DISTRICT 11TH

"SILVERGATE SOUTH", SECT. ONE

E.H.K. JR. BOOK 39 FOLIO 86

BALTIMORE COUNTY, MD.

SITE - LOT 18 - SECTION ONE - BLOCK "B"
"SILVERGATE SOUTH"
BALTIMORE COUNTY

ITEM H155

VARIANCE PLAT FOR ACCESSORY STRUCTURE - SWIMMING POOL -		
SCALE: 1"=50'	APPROVED BY:	DRAWN BY: K.E.
DATE: 01/05/82		
MR. & MRS. JAMES ANDERSON 8615 HICKORY THICKET PLACE, PERRY HALL, MD. 21236		
		JOB NO. 81-590